

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$10.00
Rec.: \$ 00
Tax ID No: 33-40-19-00008-0000-00015/0
Our File: 2023-3379-A

General Warranty Deed

Made this 13th day of March, 2023 by **Andrew Johnson, Married, Catherine Riggs, Married and Brigitte King, Married**, whose post office address is 180 E Forest Trail, Vero Beach, FL 32962, 149 Harris Drive, Sebastian, FL 32958, and 41631 Port Avenue, Palmdale, CA 93551 respectively, hereinafter called the grantor, to **Jonathan Glover and Caitlin Ollinger, A Married Couple**, whose post office address is 520 E. Forest Trail, Vero Beach, FL 32962 hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Lot 15, Vista's Royale's Forest Park S/D Unit Two, according to plat thereof as recorded in Plat Book 10, Page 66, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-40-19-00008-0000-00015/0**

Pursuant to Florida Statute Section 689, neither the Grantor nor any dependent of the Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of the Grantor within the meaning of Article X of the Florida Constitution.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Gillian Krieger
Witness#1

Gillian Krieger

Print Name

[Signature]
Witness#2

Denielle Landers

Print Name

[Signature]
Andrew Johnson

Catherine Riggs
Catherine Riggs

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence, this 26th day of March, 2023 by Andrew Johnson and Catherine Riggs who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



GILLIAN KRIEGER
Commission # HH 116415
Expires August 7, 2025
Bonded Thru Budget Notary Services

Gillian Krieger
Notary Public
Printed Name: Gillian Krieger
My Commission Expires: _____

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

W
Witness#1

Winter Kyes
Print Name

Lynda Tilley
Witness#2

Lynda Tilley
Print Name

Brigitte King
Brigitte King

State of California
County of Los Angeles

The foregoing instrument was acknowledged before me by means of physical presence, this 02 day of March, 2023 by Brigitte King who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Kevin Smith
Notary Public
Printed Name: KEVIN SMITH
My Commission Expires: 05/25/2026